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30 Longmead Drive, Fiskerton, NG25 0UP
Guide Price £475,000



Property Description

Situated in a quiet cul de sac location this immaculate detached family home offers spacious accommodation throughout. An early viewing is the only way to appreciate the high standard of presentation which starts as soon as you walk in the door with a large entrance hall, light and airy lounge which has double doors off to the open plan dining room/fully fitted breakfast kitchen with utility room off, finally downstairs you have an office/study.

First floor, spacious master bedroom with modern en-suite off, three further bedrooms and large family bathroom.

Outside, double detached garage with double width driveway, enclosed rear private landscaped garden with decking.

FISKERTON

Fiskerton is a popular Trent Valley village approximately 3.5 miles from the Minster town of Southwell. The village benefits from being in the Southwell Minster School catchment area a post office/store, public house and a rail link connecting Newark and Nottingham.

ENTRANCE HALL

11'08" x 10'06" (3.56m x 3.20m)

Spacious reception hall with Porcelain tiled flooring. Radiator and thermostat. Coving to ceiling. Understairs storage cupboard. Doors off and stairs rising to the first floor.

LOUNGE

22'10" x 12'0" (6.96m x 3.66m)

Oak effect laminate flooring. Coving to ceiling. Two radiators. Feature fireplace inset with coal effect gas fire with marble effect insert, hearth and surround. Timber framed double glazed window to the front elevation and French doors opening to the rear garden. Double doors leading to;



DINING AREA

11'06" x 11'0" (3.51m x 3.35m)

Spotlights inset to ceiling. Laminate flooring. Ample space for family dining table.

KITCHEN

13'01" x 9'0" (3.99m x 2.74m)

Recently upgraded by the current owners, this superb open plan living style kitchen offers excellent family space. The kitchen is fitted with a range of shaker style wall and base units with underlighting and is surmounted by a granite worksurface inset with undermounted 1 1/2 bowls sink with mixer tap and drainer grooves. Integral appliances include a NEFF 5 burner gas hob with extractor over, NEFF microwave/oven and separate oven, wine cooler and Smeg dishwasher. Space for American style fridge/freezer. Tiled flooring. Spotlights inset to ceiling. Two double glazed windows to the rear elevation. Contemporary style radiator.

UTILITY ROOM

5'10" x 5'062 (1.78m x 1.52m)

Fitted with base units surmounted by a rolled edge worksurface inset with stainless steel sink and mixer tap. Spaces and plumbing for washing machine and space for tumble dryer. Radiator. Splash back tiling to walls and tiled floor. Cupboard housing the central heating boiler. Consumer unit. Extractor fan. Part double glazed door leading to the outside.

STUDY

9'0" x 7'07" (2.74m x 2.31m)

Oak effect laminate flooring. Radiator. Double glazed timber window to the front elevation.

CLOAKROOM

5'04" x 4'05" (1.63m x 1.35m)

Fitted with a white suite comprising low flush WC and pedestal wash hand basin. Radiator. Porcelain tiled flooring and splash back tiling to walls. Extractor fan.



FIRST FLOOR LANDING

Radiator. Loft access. Airing cupboard housing the hot water cylinder. Doors off.

MASTER BEDROOM

15'0" x 11'04" (4.57m x 3.45m)

Spacious double bedroom with timber framed double glazed window to the front elevation. Radiator. Built-in double wardrobe. Door to;







EN-SUITE SHOWER ROOM 11'02" x 5'01" (3.40m x 1.55m)

Fitted in 2018 and comprising of a contemporary suite including a back to wall eco flush WC, walk-in shower with fixed glazed screen with rainfall shower head, and his and hers vanity wash hand basins with mixer taps. Splash back tiling to walls and tiled floor. Chrome heated towel rail. Downlights inset to ceiling. Extractor fan. Shaver point. Timber framed double glazed window to the rear elevation.

BEDROOM TWO 12'0" x 9'06" (3.66m x 2.90m)

Well proportioned double bedroom with timber framed double glazed window to the rear elevation. Two built-in double wardrobes. Radiator.

BEDROOM THREE 11'05" x 10'08" (3.48m x 3.25m)

Double bedroom with timber framed double glazed window to the front elevation. Radiator.

BEDROOM FOUR 8'03" x 7'05" (2.51m x 2.26m)

Currently fitted out as a dressing room with timber framed double glazed window to the rear elevation. Radiator. Range of wall to wall fitted "one touch" wardrobes with hanging rails and shelving.

FAMILY BATHROOM 10'0" x 7'06" (3.05m x 2.29m)

Fitted with a white suite comprising low flush WC, pedestal wash hand basin, panel bath with shower over and separate shower cubicle with glazed folding door. Splash back tiling to walls and tiled floor. Radiator. Extractor fan and shaver point. Downlights inset to ceiling. Timber framed double glazed obscured window to the front elevation.

DRIVEWAY PARKING & GARAGE

Located to the rear of the plot, the property has a double width driveway providing parking for 2 vehicles which leads to the detached brick built garage with up and over doors and personal door leading to the garden.

GARDEN

The rear garden is landscaped and includes a generous level lawned area, raised decking and a paved patio area. A timber gate at the rear gives access to the driveway.

FISKERTON

The popular village of Fiskerton offers lovely riverside walks, a village shop and post office as well as a The Bromley, a popular village pub and restaurant. Train station with trains to Nottingham and Lincoln. Excellent school catchment area and easy access to the historic minster town of Southwell.

LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

SERVICES

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE

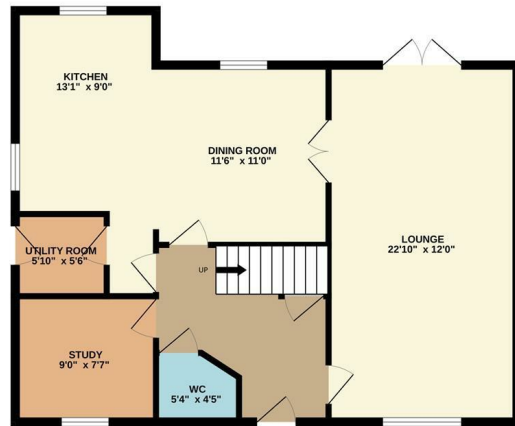
Freehold with vacant possession.

VIEWING INFORMATION

By appointment with the agents office.



GROUND FLOOR
762 sq.ft. approx.



1ST FLOOR
731 sq.ft. approx.



TOTAL FLOOR AREA: 1493 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.